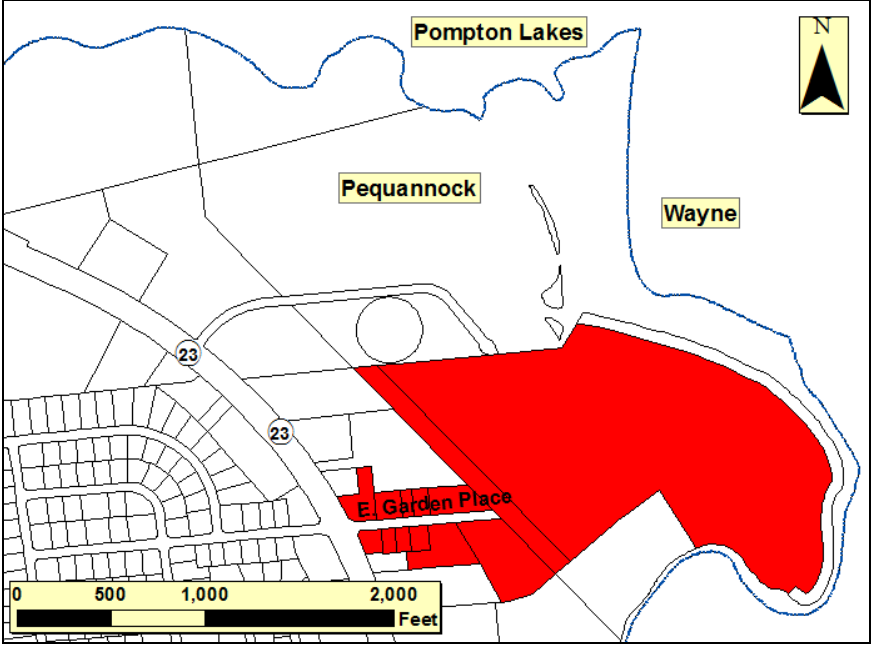


### Zoning Ordinances Introduced: June 2014

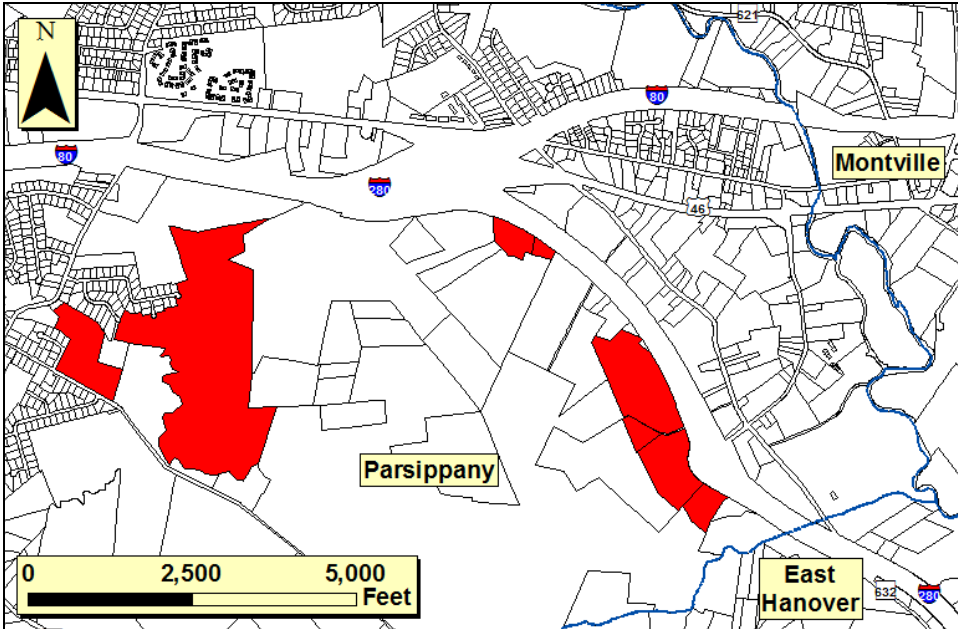
Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Chester	2014-10	8/5/14	Amend the Flood Damage Prevention section of the Land Use Regulations to state that the Construction Official shall solely determine whether construction is “new construction” as that term is defined by the Sewage Disposal Regulations.	
Township of East Hanover	11-2014	7/1/14	Amend the Land Use and Zoning Regulations to establish a time frame in which the Township has to review and approve or deny a grading permit as well as to establish an escrow requirement for each permit.	
Township of Hanover	30-14	7/10/14	Amend the Land Use and Development Regulations to prohibit commercial signs on public property, except for temporary commercial signs placed in accordance with restrictions as to size, type, location and the length of time such signs may be placed.	
Township of Mine Hill	15-14	7/17/14	<p>Amend the Land Use Ordinance to replace the brief existing Signs Chapter with a new Signs Chapter establishing comprehensive regulations pertaining to the placement of signs. Examples of the new regulations include:</p> <ul style="list-style-type: none"> <li>• A sign permit shall be required before the placement of any permanent sign permitted by this Chapter.</li> <li>• Deviations from the sign standards with respect to size, location, and number of signs shall require the granting of a bulk zoning variance.</li> <li>• Only one freestanding sign is permitted for each property.</li> <li>• The maximum height of any facade sign shall not exceed 5 feet and the maximum width shall not exceed 65% of the width of the wall upon which the sign is placed.</li> <li>• No billboard signs shall be erected.</li> </ul>	
Borough of Mountain Lakes	08-14	7/28/14	<p>Amend the Land Use Procedures to require a zoning permit in the following situations:</p> <ul style="list-style-type: none"> <li>• The construction, reconstruction, demolition, alteration, conversion or installation of a structure.</li> <li>• The commencement of a use or a change of an existing use.</li> <li>• Prior to the issuance of a building permit.</li> </ul>	

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Pequannock	2014-12	6/24/14	<p>Amend the Zoning Regulations to establish a new zoning district, the I-1A Industrial District, and amend the Zoning Map to rezone Block 902, Lots 11, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, and 31 from the C-3 Regional Commercial District to the newly created I-1A District. The thirteen lots are located on E. Garden Place off Route 23. Most of the lots are smaller commercial and industrial properties on E. Garden Place. This grouping also includes two single family homes. Off the east end of E. Garden Place is a 44 acre farmland assessed parcel, the rear three-fourths of which is wetlands. The existing C-3 zoning permits retail, shopping centers and offices on 4 acre minimum lots. The standards for the new I-1A District include the following:</p> <ul style="list-style-type: none"> <li>• <b>Permitted Uses:</b> Uses permitted in the I-1, I-2 and I-3 Districts (industrial, warehousing, and offices). In addition, the following are permitted uses: Auto sales, garden centers, repair of vehicle parts, horse farms, contractor's vehicle, equipment and materials storage, and buildings for storage and maintenance of commercial vehicles.</li> <li>• <b>Min. Lot:</b> 1 acre.</li> <li>• <b>Max. Height:</b> 2 stories / 35 feet</li> <li>• <b>Max. Building Coverage:</b> 35%</li> <li>• <b>Max. Impervious Coverage:</b> 75%</li> </ul> 	Nine of the 13 lots do not meet the 1 acre minimum lot size under the new I-1A zoning.

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Pequannock	2014-13	6/24/14	<p>Various amendments are proposed for the Zoning Regulations as they pertain to fences, generators and decks in the residential districts. Examples of these changes include the following:</p> <ul style="list-style-type: none"> <li>• Permit fences in excess of 4 feet but not to exceed 6 feet in the secondary front yard if the fence has a setback at the prevailing building setback and runs parallel to the street right-of-way.</li> <li>• Regulations pertaining to central air conditioning equipment shall now apply to generators.</li> <li>• A new subsection is added detailing when decks shall not be counted toward building coverage.</li> </ul>	

### Zoning Ordinances Adopted: June 2014

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Long Hill	330-14	6/30/14	Amend the Land Use Regulations to revise and clarify various developments fees and escrow deposits.	
Borough of Mountain Lakes	05-14	6/3/14	<p>Amend the Zoning and Land Use Regulations as follows:</p> <ul style="list-style-type: none"> <li>Where there is a neighboring house or principal building on an adjacent property, the setback distance from the lake of any proposed new accessory structure shall be no less than the setback of the neighboring house or principal building, or 25 feet, whichever is greater.</li> <li>The definition of “Setback Line” is amended so that driveways and walkways are excluded from the setback requirements.</li> </ul>	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Parsippany-Troy Hills	2014:16	6/5/14	<p>This ordinance replaces Ordinance 2014:09, which was introduced in April 2014. It differs from Ordinance 2014:09 by adding more properties to the Recreation, Conservation and Wildlife (RCW) District and renumbering the two referenced preliminary lots.</p> <p>Amend the Zoning Map to place several properties located in the Troy Meadows area wetlands into the RCW District., which permits farms, outdoor commercial and noncommercial recreational uses, and ecology classes. Changes are as follows:</p> <ul style="list-style-type: none"> <li>• Block 765, Preliminary Lot 2 from R-1 and R-3 to RCW.</li> <li>• Block 765, Preliminary Lot 1 from R-3 to RCW.</li> <li>• Portions of Block 765, Lot 81 that are currently in the R-1 and R-3 Districts to RCW.</li> <li>• Block 765, Lots 68 and 81.8 from LIW-5 to RCW.</li> <li>• Portions of Block 765, Lots 79 and 81</li> </ul> 	<p>This map is a rough approximation based on discussion with the Township Planner. The preliminary lots are the result of subdivisions for which Morris County does not have boundary data.</p> <p>The vast majority of the acreage involved is owned by Wildlife Preserves, Inc., a private, nonprofit land conservation corporation dedicated to the preservation of natural areas, open space, wildlife, and wildlife habitats for conservation, education, and research. A small portion is owned by NJDEP.</p>

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Washington	RO-09-14	6/19/14	<p>Several amendments are proposed for the Land Use Procedures and the Zoning Regulations:</p> <ul style="list-style-type: none"> <li>• Sheds and accessory pools shall be exempted from the Ridgeline, Mountainside, Hillside and Viewshed Protection Area requirements provided they meet certain conditions. Exempt sheds include those with 200 sq. ft. in area or less with a height of 10 ft. or less. Exempt accessory pools are those involving 2,000 sq. ft. or less of disturbance. For both sheds and pools, to be exempt such disturbances must not involve steep slope disturbance in excess of 1,000 sq. ft.</li> <li>• Prohibit commercial trailers from being parked or stored in a residential zone, except temporarily.</li> <li>• Add a reference to “trailers” to the various existing restrictions on the parking and storage of motor vehicles.</li> <li>• The definition “Trailer or Mobile Home” is deleted and replaced by separate definitions for “Mobile Home” and “Trailer.”</li> <li>• The definitions “Dwelling, Detached” and “Dwelling, Single Family” are amended to specify that they do not apply to trailers or mobile homes.</li> </ul>	

**Proposed Ordinances Received: 7**

**Adopted Ordinances Received: 4**

**Total Ordinances Processed: 11**